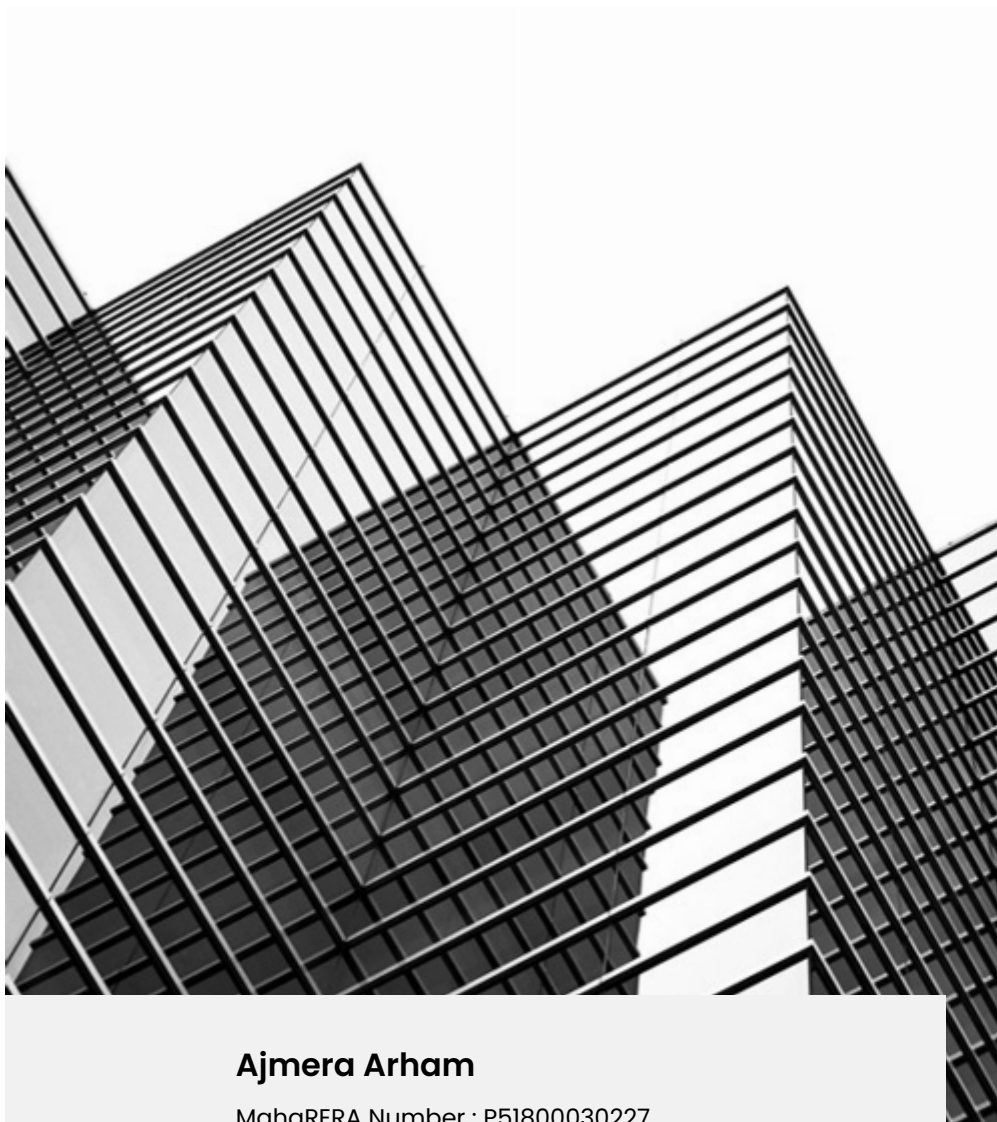


propscience.com

PROP REPORT



Ajmera Arham

MahaRERA Number : P51800030227



Residential
Projects in
MMR

WE HELP YOU MAKE THE INVESTMENT

Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

LOCATION

The project is in Malad (West). Malad is a suburb located in North Mumbai. Malad has a railway station on the Western line. The railway tracks of the Western Line divide Malad into Malad (West) and Malad (East). Also located in Malad is a prominent office commercial space extending from the back of the two prominent shopping malls Inorbit Mall & Infiniti Mall. Marve Beach and Aksa Beach are Located in Malad. Malad West is a prominent and up market residential locality in the western suburbs, situated on the western line of the Mumbai Suburban Railway. It is a green and serene locality situated along the Malad Creek and surrounded by mangroves. The residential development in Malad West majorly comprises of multi- storey apartments, and villas; and is driven by proximity to Mindspace and other IT parks, along with excellent connectivity to other parts of Mumbai.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------------|----------------|
| Malad | Malad Police Station | Ward P North |

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 55 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.4 Km**
- N.L. High School Bus Stop **280 Mtrs**
- Malad Railway Station West **1.9 Km**
- Swami Vivekananda Road **280 Mtrs**
- Thunga Hospital **290 Mtrs**
- Nagindas Khandwala College **400 Mtrs**
- PVR Milap Kandivali **1.1 Km**
- D Mart **3 Km**

AJMERA ARHAM

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| August 2022 | NA | 1 |

AJMERA ARHAM

BUILDER & CONSULTANTS

Established in the early 1960s, the Ajmera Group is one of India's leading conglomerates with ventures in real estate, solar power, cement, steel, education and more. Its real estate wing is recognised as one of India's leading companies with a presence in Mumbai, Pune, Rajkot, Ahmedabad, Bengaluru and London. The Ajmera Group has successfully delivered over 28million square feet of space in India and abroad. Their residential projects are synonymous with quality, innovative construction, technology, comfort, aesthetic appeal, and value for money. Ajmera Realty & Infra India Ltd. has won "Developers of the Year-Residential Category Award" by 11th Realty + Excellence Awards 2019- West.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

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PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|---------------|-------------|
| Completed on 31st July, 2026 | 10742.54 Sqmt | 2 BHK,3 BHK |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Putting Green,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area |
| Leisure | Yoga Room / Zone,Steam Room,Spa,Sit-out Area |
| Business & Hospitality | Banquet Hall,Sky Lounge / Bar |
| Eco Friendly Features | Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage |

AJMERA ARHAM

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|--------------|-----------------|--------------|-----------------|----------------|----------------|
| Ajmera Arham | 4 | 34 | 8 | 2 BHK,3 BHK | 272 |

First Habitable Floor

6th

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design

- **Fire Safety** : Sprinkler System, Fire rated doors / walls, Fire Hose, Fire cylinders, Fireman's Lift
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators, Stretcher Lift, Auto Rescue Device (ARD)

AJMERA ARHAM

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 735 - 749 sqft |
| 3 BHK | 1037 sqft |

| | |
|-------------------------|---------------------------|
| Floor To Ceiling Height | Greater than 10 feet |
| Views Available | Water Body / City Skyline |

| | |
|------------------------------|---|
| Flooring | Vitrified Tiles, Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards |

| | |
|---------------------|--|
| Finishing | Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows |
| HVAC Service | Centralized Air Conditioning System,Split / Box A/C Provision |
| Technology | Home Automation |
| White Goods | Air Conditioners |

AJMERA ARHAM

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK | INR 23400 | INR 17199000 | INR 17199000 to 17526600 |
| 3 BHK | INR 23400 | INR 24265800 | INR 24265800 |

Disclaimer: Prices mentioned are approximate value and subject to change.

| GST | Stamp Duty | Registration |
|-----|------------|--------------|
| 5% | 5% | INR 30000 |

| | | |
|-------------------|------------------------|----------------------|
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 800000 | INR 450000 |

| | |
|----------------------------|--|
| Festive Offers | 35/65 Payment Scheme |
| Payment Plan | Construction Linked Payment |
| Bank Approved Loans | Axis Bank,Bank of India,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,SBI Bank |

Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

AJMERA ARHAM

ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|-------------------------|--------------------|--------------|-------------------|------------------------|
| March 2022 | 1037 | 18 | INR 20414250 | INR 19685.87 |
| February 2022 | 749 | 7 | INR 14860800 | INR 19840.85 |

| | | | | |
|--------------------------|------|----|--------------|--------------|
| February 2022 | 735 | 18 | INR 14570550 | INR 19823.88 |
| January 2022 | 1037 | 18 | INR 23737500 | INR 22890.55 |
| January 2022 | 1037 | 1 | INR 22218300 | INR 21425.55 |
| January 2022 | 740 | 14 | INR 14686650 | INR 19846.82 |
| December 2021 | 749 | 18 | INR 14860800 | INR 19840.85 |
| December 2021 | 740 | 11 | INR 16735950 | INR 22616.15 |
| December 2021 | 1037 | 17 | INR 22155000 | INR 21364.51 |
| December 2021 | 1037 | 15 | INR 20414250 | INR 19685.87 |
| November 2021 | 749 | 19 | INR 17280000 | INR 23070.76 |
| November 2021 | 735 | 21 | INR 15587100 | INR 21206.94 |

| | | | | |
|--------------------------|------|----|--------------|--------------|
| November 2021 | 735 | 5 | INR 15485445 | INR 21068.63 |
| October 2021 | 749 | 15 | INR 14860800 | INR 19840.85 |
| October 2021 | 749 | 20 | INR 17280000 | INR 23070.76 |
| October 2021 | 740 | 13 | INR 16735950 | INR 22616.15 |
| October 2021 | 1037 | 21 | INR 20414250 | INR 19685.87 |

AJMERA ARHAM

PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at PropScores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project PropScore is given. The purpose of the PropScore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category

Score

| | |
|-----------------------------|---------------|
| Place | 55 |
| Connectivity | 83 |
| Infrastructure | 86 |
| Local Environment | 100 |
| Land & Approvals | 44 |
| Project | 83 |
| People | 56 |
| Amenities | 62 |
| Building | 68 |
| Layout | 80 |
| Interiors | 73 |
| Pricing | 50 |
| Total | 70/100 |

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